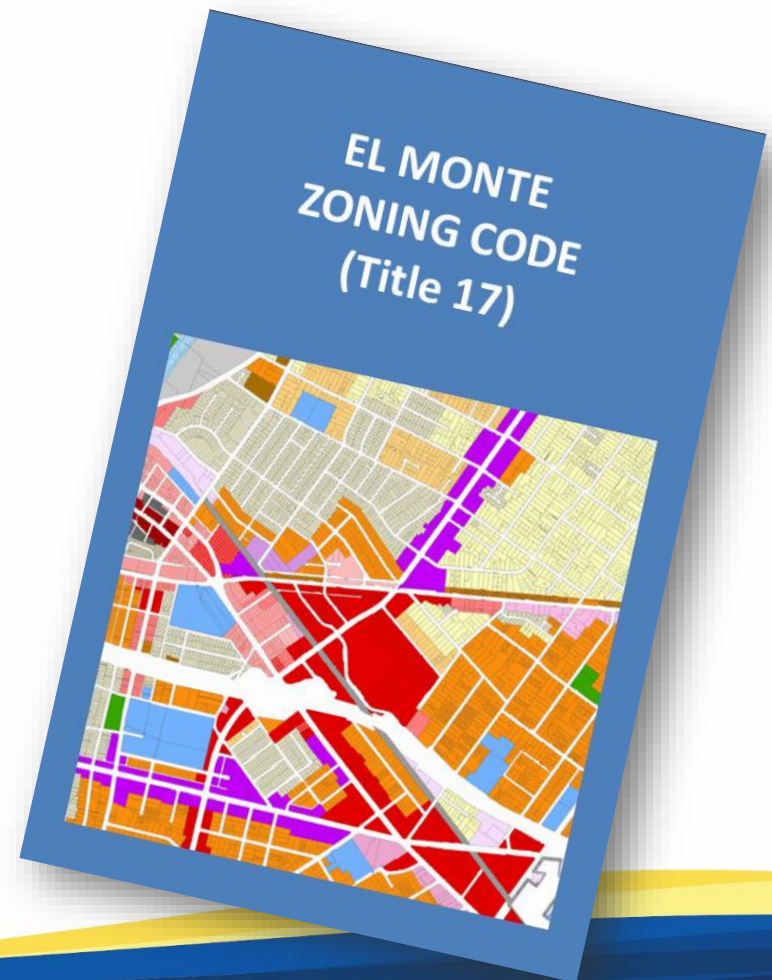




# PLANNING COMMISSION MEETING

**ZONING CODE &  
OTHER UPDATES  
MAY 10, 2022**

**FINAL  
RECOMMENDATIONS  
TO CITY COUNCIL**





# WHY UPDATE THE CODE?

## **A COMPREHENSIVE UPDATE OF THE ZONING CODE HAS NOT OCCURRED IN OVER 40 YEARS –**

- Some Chapters date back to the 1960s and 1970s. Countless smaller Zoning Code Updates have been approved over the years, resulting in a patchwork of zoning districts, land uses, definitions and development standards.
- In 2019 and 2020, Zoning Code Updates were made to the development standards of one-family dwellings, commercial and manufacturing zoning districts.
- In early 2021, planning staff began to update the development standards of multiple-family dwellings zoning districts. It soon became apparent a more comprehensive review of the Zoning Code was necessary.

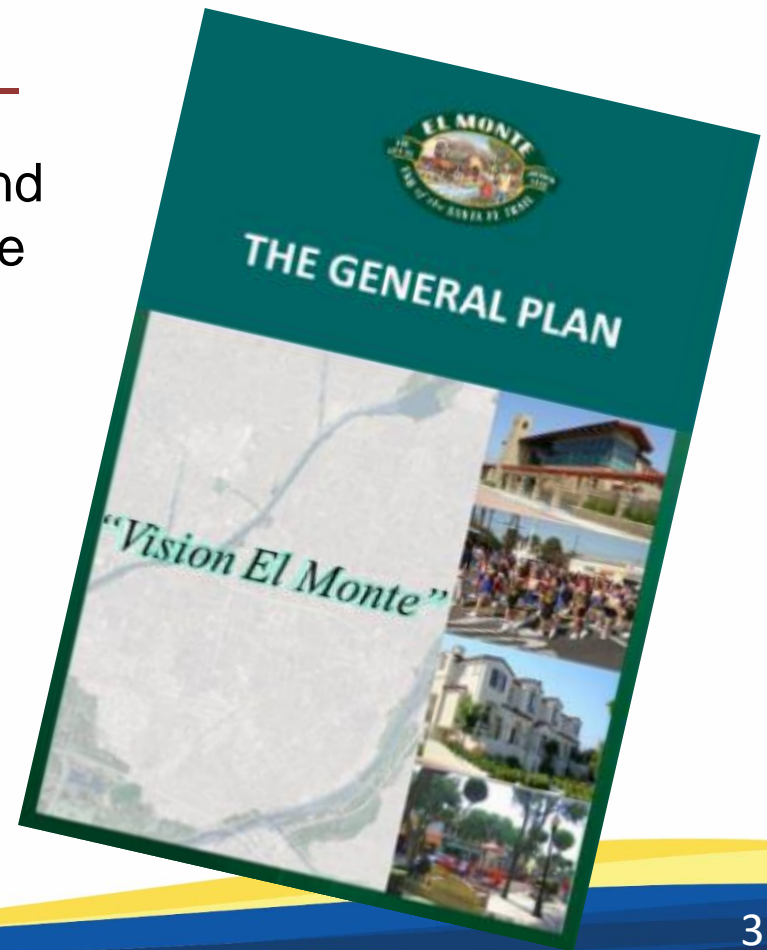


# WHY UPDATE THE CODE?

- A comprehensive update of the General Plan was completed in 2011.

## RECENT GENERAL PLAN UPDATES –

- The General Plan Housing Element and Public Health and Safety Element were updated in February 2022.
- Other updates were made to the Community Design, Land Use and Economic Development Elements.
- Many of the Zoning Code Updates are in place to incorporate policies of the General Plan policies.





# PROJECT DESCRIPTION

## MAY 2021: PLANNING STAFF INITIATED THE FOLLOWING –

- **Code Amendment No. 800** – To update Title 15 (Building and Construction) of the El Monte Municipal Code (EMMC);
- **Code Amendment No. 801** – To update Title 17 (Zoning Code) of the EMMC;
- **Specific Plan Amendment No. 01-22** – To update the 60-acre Gateway Specific Plan (SP-1) and 115-acre Downtown Main Street Transit Oriented Specific Plan; and
- **General Plan Amendment No. 02-22 and Zone Change No. 03-22** – To change the land use designation and/or zoning for 26 areas of the City with a total area of 141.78 acres.



# PROJECT DESCRIPTION

## **GENERAL PLAN AND ZONING MAP UPDATES –**

- General Plan Amendment No. 02-22 and Zone Change No. 03-22 will be presented to the Planning Commission on May 24, 2022.

## **REMAINING AMENDMENTS –**

- Will be presented tonight.

## **CITY COUNCIL MEETING –**

- All items scheduled to be presented for First reading in June 2022.
- Scheduled for Second Reading two (2) weeks after First.
- Effective 30 days after Second Reading.



# TONIGHT'S MEETING

- Past Planning Commission Meetings.
- Outreach Program.
- Building Code Updates.
- Zoning Code Assessment.
- Zoning Code Updates.
- Gateway Specific Plan Updates.
- Downtown Specific Plan Updates.
- General Plan Housing Element Implementation.
- Environmental Review.
- Next Steps.

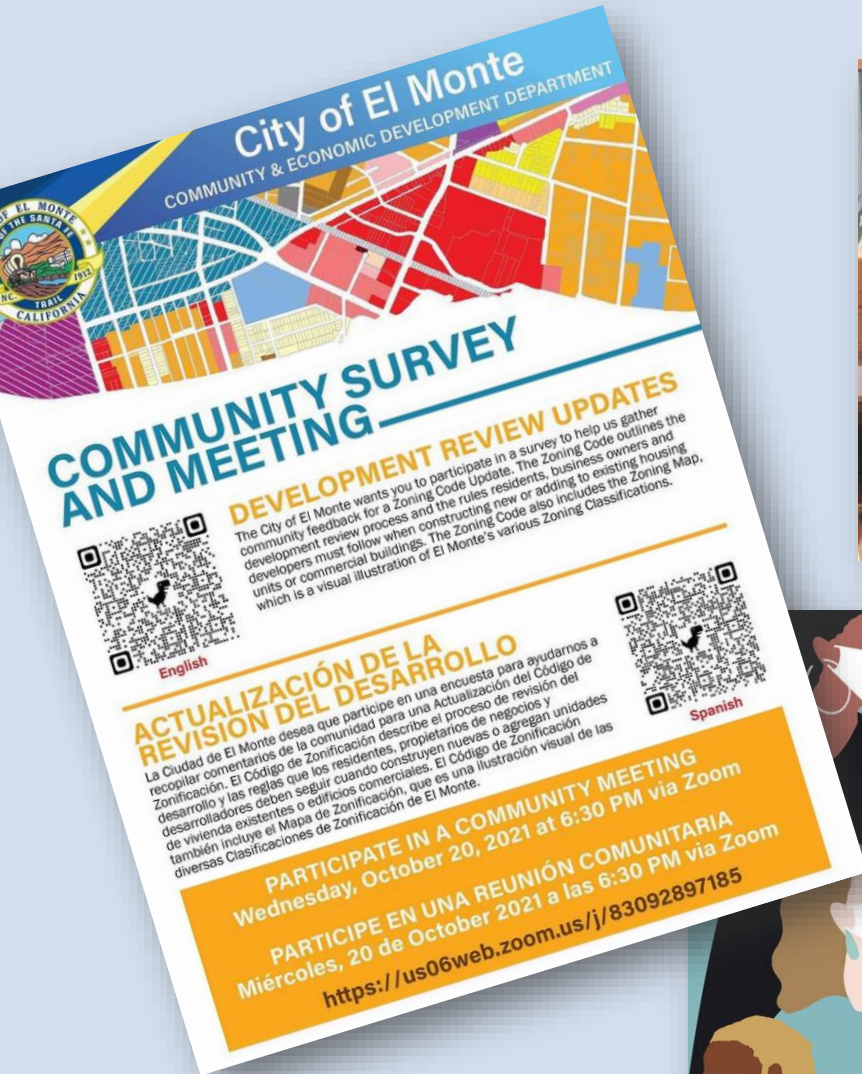




# PREVIOUS MEETINGS

Date	Meeting	Topic
05/05/21	PC Workshop	Residential Districts Discussion
07/13/21	PC Workshop	Code Organization Discussion
08/24/21	PC Study Session #1	Zoning Code Outline
09/14/21	PC Study Session #2	Zoning Code Organization
09/30/21	Chamber of Commerce	Zoning Code Update Overview
10/12/21	PC Study Session #3	Entitlements (CUPs, Variances, etc.)
10/20/21	Community Workshop	Zoning Code Update Overview
11/09/21	PC Study Session #4	Residential Zoning Districts & Outreach
11/30/21	PC Study Session #5	Nonresidential Zoning Districts
12/07/21	PC Study Session #6	Specific Uses
12/21/21	PC Study Session #7	Signs
01/18/22	PC Study Session #8	Parking
04/12/22	PC Public Meeting	General Plan/Zoning Maps & Environmental

# COMMUNITY OUTREACH



**City of El Monte**  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**COMMUNITY SURVEY AND MEETING**

**DEVELOPMENT REVIEW UPDATES**  
The City of El Monte wants you to participate in a survey to help us gather community feedback for a Zoning Code Update. The Zoning Code outlines the development review process and the rules residents, business owners and developers must follow when constructing new or adding to existing housing units or commercial buildings. The Zoning Code also includes the Zoning Map, which is a visual illustration of El Monte's various Zoning Classifications.

**English**

**ACTUALIZACIÓN DE LA REVISIÓN DEL DESARROLLO**  
La Ciudad de El Monte desea que participe en una encuesta para ayudarnos a recopilar comentarios de la comunidad para una Actualización del Código de Zonificación. El Código de Zonificación describe el proceso de revisión del desarrollo y las reglas que los residentes, propietarios de negocios y desarrolladores deben seguir cuando construyen nuevas o agregan unidades de vivienda existentes o edificios comerciales. El Código de Zonificación también incluye el Mapa de Zonificación, que es una ilustración visual de las diversas Clasificaciones de Zonificación de El Monte.

**Spanish**

**PARTICIPATE IN A COMMUNITY MEETING**  
Wednesday, October 20, 2021 at 6:30 PM via Zoom

**PARTICIPE EN UNA REUNIÓN COMUNITARIA**  
Miércoles, 20 de October 2021 a las 6:30 PM via Zoom

<https://us06web.zoom.us/j/83092897185>







# COMMUNITY OUTREACH

## STAKEHOLDER INTERVIEWS –

- Property owners, developers, design professionals, project managers and others. Many were familiar with the City's development process.
- Comments provided include updating standards to make development more viable, update land uses and streamline the development process.
- Other comments included encourage more "by-right" uses, increase green space and increase property maintenance.

## OTHER OUTREACH ACTIVITIES –

- Community Workshop with over 40 participants.
- Met with the Chamber of Commerce Board of Directors.
- Five (5) meetings with the City Council Development Ad-Hoc.



# COMMUNITY OUTREACH

## COMMUNITY SURVEY –

- 432 surveys completed (in English, Spanish, Mandarin and Vietnamese).
- 64% were El Monte residents.
- **Residential issues include** – properties need better maintenance, housing is too expensive and there is too much traffic.
- **Commercial issues include** – too much underutilized land, need more uses with better jobs and need national businesses.
- **Top programs to implement** – street tree planting programs and intersection improvements.
- **Top concerns to address** – increased homelessness and poorly maintained vacant properties.

# BUILDING CODE UPDATES





# BUILDING CODE UPDATES

## **TITLE 15 OF THE EL MONTE MUNICIPAL CODE (EMMC) –**

- Adopt the 2020 Los Angeles County Building Code in its entirety.
- Move the Certificate of Occupancy Chapter from the Zoning Code to Title 15. The updated Chapter will be consistent with other applications Chapters in the Zoning Code.

# CODE ASSESSMENT







# CODE ASSESSMENT

## **TITLE 17 OF THE EL MONTE MUNICIPAL CODE (EMMC) –**

- The Zoning Code is divided into 15 Divisions and further broken down into Chapters, Sections and Subsections.
- Tables, maps and graphics are added throughout the Zoning Code to make the document more user friendly.

## **REVIEWED FOR COMPLIANCE WITH STATE LAW –**

- Accessory Dwelling Units (ADUs), Urban Dwellings, Urban Lot Splits and Density Bonus.
- The Zoning Code incorporates “objective development standards,” where appropriate, to facilitate streamlining housing approvals.

## **DOES NOT REQUIRE UPDDATING –**

- The Rurban Overlay, Billboard Overlay, Water Efficiency, Wireless and Development Agreements.

# DIVISION 1: INTRODUCTION





# INTRODUCTION

## CHAPTER 17.10: GENERAL REGULATIONS –

- Identifies the responsibilities of the City Council, Planning Commission, the new Zoning Review Authority, City Manager and the Community Development Director.
- Provides a table listing the different types of permits and actions, the recommending body (if applicable), the review authority (i.e. the decision maker) and the appeal body.
- Outlines, for projects with multiple entitlements, the review process should follow that of the entitlement which has the highest review authority.
- Includes standard processes to appeal a project, resubmit the same or similar project, how to change an approved project and how to revoke a permit.



# INTRODUCTION

## **CHAPTER 17.12: RULES AND MEASUREMENTS –**

- Outlines what to do when Sections of the Zoning Code conflict, how to interpret a Zoning Code Section and how to complete measurements and calculations (e.g. lot coverage, distance, etc.).

## **CHAPTER 17.14: ZONING CLASSIFICATIONS AND MAP –**

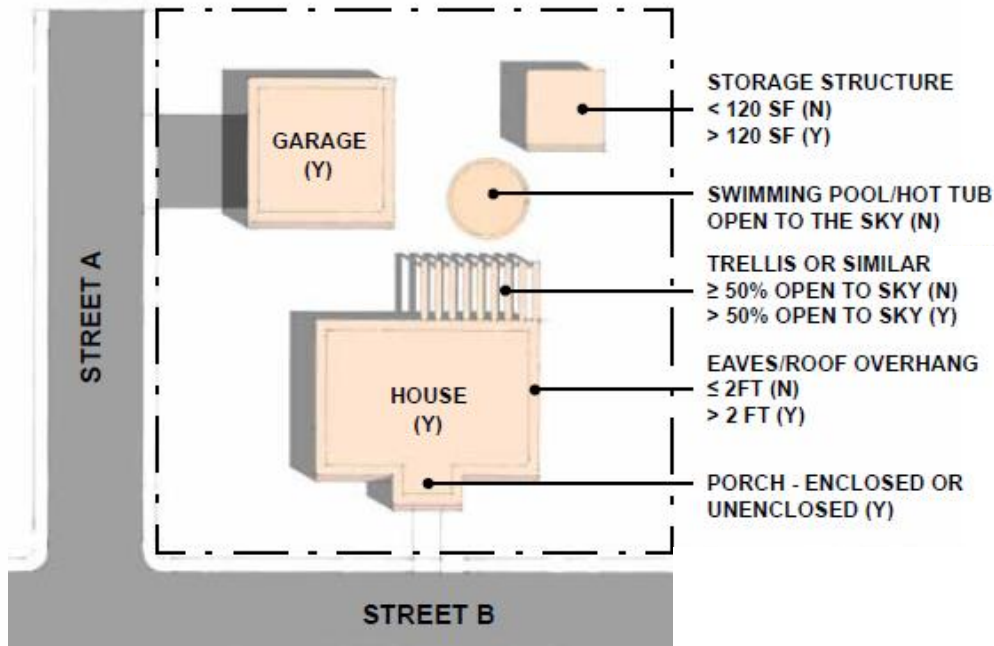
- **Consolidates/revises the following zoning districts –**
  - Change the map code of the Commercial Office zone from C-O to C-1.
  - Consolidate the Light Commercial (C-1) and Neighborhood Commercial (C-2) zones into the C-2 zone.
  - Consolidate the General Commercial (C-3) and Heavy Commercial (C-4) zones into the C-3 zone.
  - Remove the Parking (P) and Commercial (C) zone.



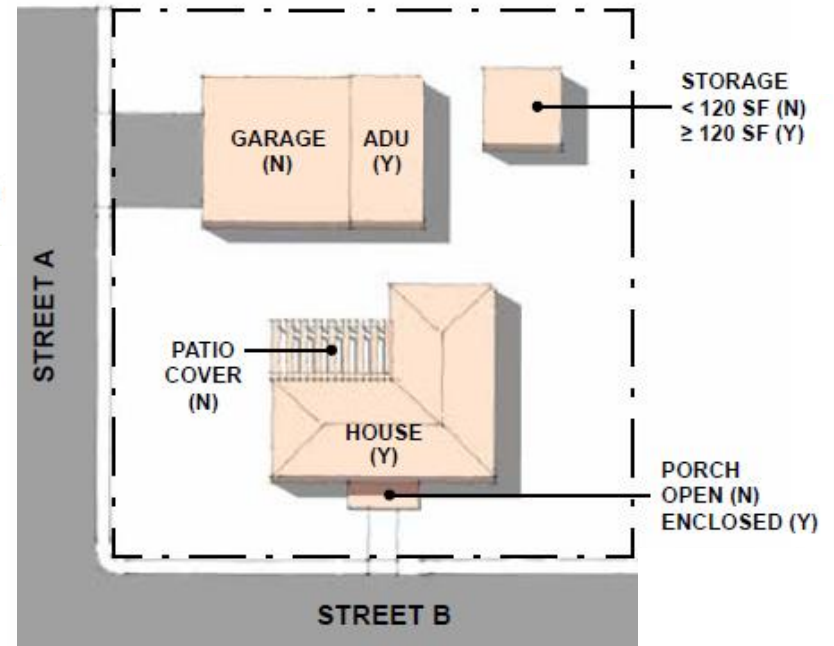


# INTRODUCTION

## LOT COVERAGE AND FLOOR AREA RATIO (FAR) –



*Calculating Lot Coverage*



*Calculating Floor Area (FAR)*



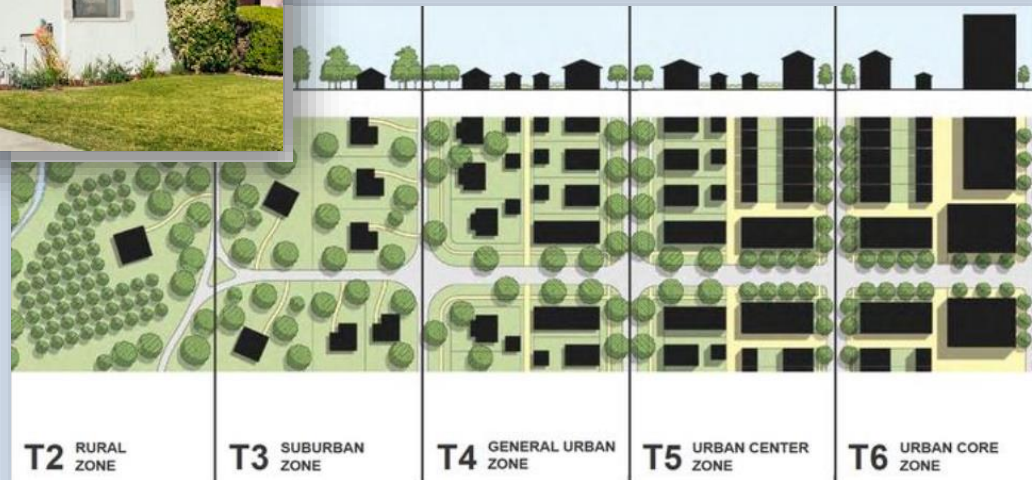


# INTRODUCTION

## CHAPTER 17.16: NONCONFORMING PROVISIONS –




- Identifies when a damaged nonconforming building or structure can be rebuilt.
- **Residential structures that are damaged** – Over 75% damaged may be rebuilt with Design Review approval.
- **Nonresidential structures that are damaged** – Over 50% damaged must be rebuilt to current Zoning Code standards.
- **Nonconforming residential uses and permitted additions** –
  - Example 1: Three (3) units on property zoned R-1A (follow the R-2 zone; >35% requires a Minor Use Permit).
  - Example 2: Two (2) units on property zoned M-1 (follow the R-4 zone; additions >35% requires a Zoning Clearance; additions 35% to 50% requires a Conditional Use Permit).

# DIVISION 2: RESIDENTIAL ZONES





# ONE-FAMILY ZONES

-  R-1A
-  R-1B
-  R-1C







# ONE-FAMILY ZONES




## CHAPTER 17.20: ONE-FAMILY DWELLING ZONES –

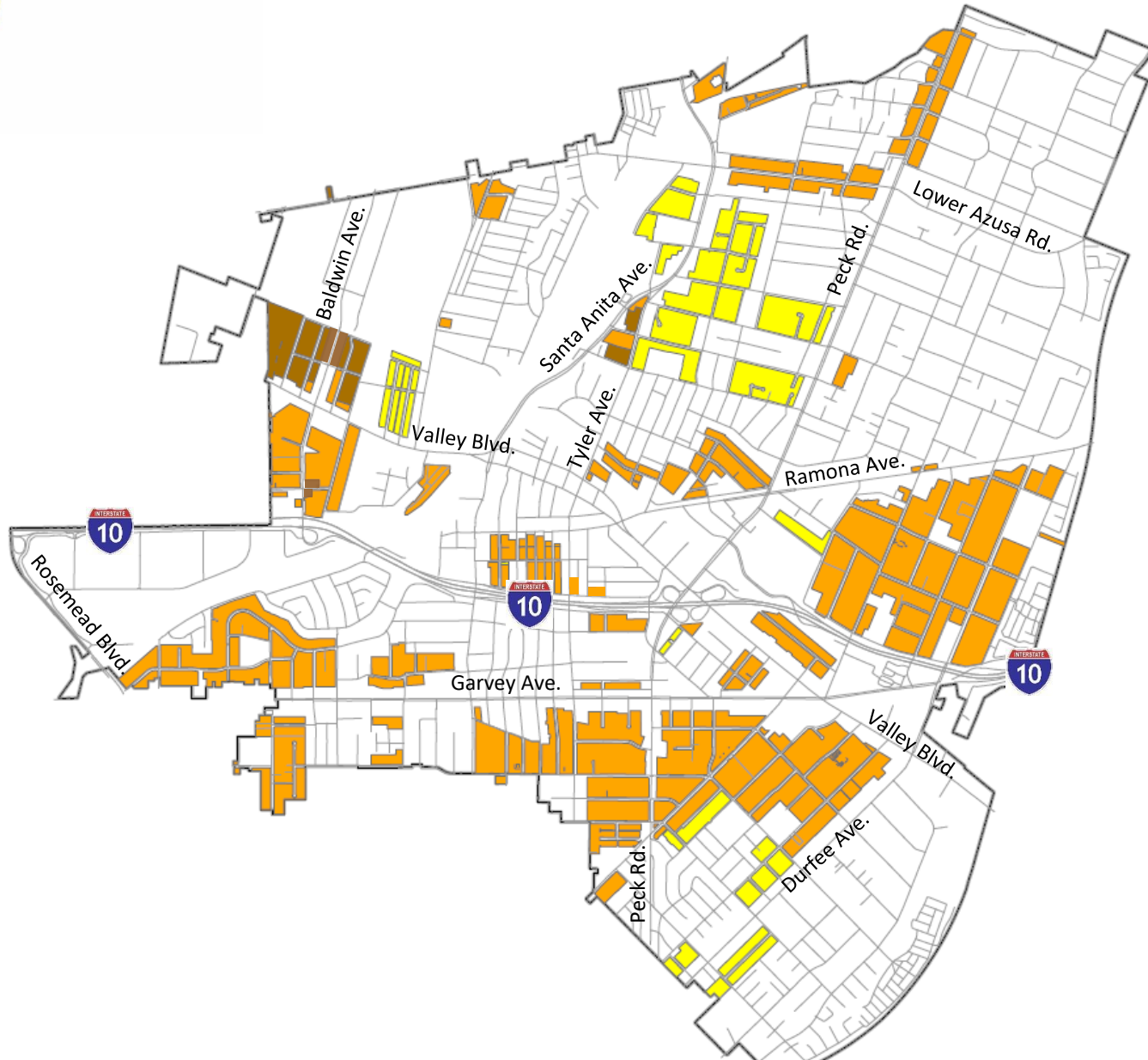
- Zoning districts include R-1A, R-1B and R-1C.
- Includes new tables for permitted uses and development standards.
- **Maximum density has been updated to –**

Zoning	Property Width	Density	Units/Acre	# of Parcels
R-1A	N/A	1 unit per 7,260 sf	6.0 units/acre	4,363
R-1B	≤100 feet	1 unit per 8,720 sf	5.0 units/acre	3,491
	101 to 150 feet	1 unit per 7,920 sf	5.5 units/acre	339
	>150 feet	1 unit per 7,260 sf	6.0 units/acre	33
R-1C	N/A	1 unit per 10,000 sf	25.0 units/acre	210



# MULTIPLE-FAMILY ZONES

-  R-2
-  R-3
-  R-4







# MULTIPLE-FAMILY ZONES

## CHAPTER 17.24: MULTIPLE-FAMILY DWELLING ZONES –

- Zoning districts include Low-density Multiple-family (R-2), Medium-density Multiple-family (R-3) and High-density Multiple-family (R-4).

## MAXIMUM DENSITY –

Zoning	Property Width	Density	Units/Acre	# of Parcels
R-2	N/A	1 unit per 5,445 sf	8.0 units/acre	1,293
R-3	≤100 feet	1 unit per 4,356 sf	10.0 units/acre	3,831
	101 to 150 feet	1 unit per 3,630 sf	12.0 units/acre	251
	>150 feet	1 unit per 3,111 sf	14.0 units/acre	98
R-4 & C	N/A	1 unit per 1,740 sf	25.0 units/acre	698



# MULTIPLE-FAMILY ZONES

## MAXIMUM FLOOR AREA RATIO (FAR) –

Maximum FAR	R-2	R-3	R-4
1 unit (develop to R-1A zone)	N/A	N/A	N/A
2 units	0.40	0.40	0.40
3 to 10 units	0.50	0.60	0.70
More than 10 units	0.40	0.50	0.60
More than 10 units with an FAR bonus	0.50	0.60	0.80

- FAR bonus can be obtained by incorporating affordable units, environmental features, additional open space enhancements and superior design.



# MULTIPLE-FAMILY ZONES

## MINIMUM OPEN SPACE REQUIREMENTS –

# of Units	R-2	R-3	R-4
2 to 10 units	600 sf/unit w/200 sf as private	550 sf/unit w/150 sf as private	500 sf/unit w/100 sf as private
>10 units	600 sf/unit w/200 sf as private	500 sf/unit w/100 sf as private	400 sf/unit w/75 sf as private

- In the R-2 and R-3 zones, private open space shall have minimum dimensions of 10 feet. In the R-4 zone, it shall have minimum dimensions of 6 feet.
- Common open space shall have minimum dimensions of 15 feet.
- In the R-2 and R-3 zones, up to 25% of open space may be balconies or decks. In the R-4 zone, up to 50%.

# DIVISION 3: MIXED/MULTIUSE ZONE

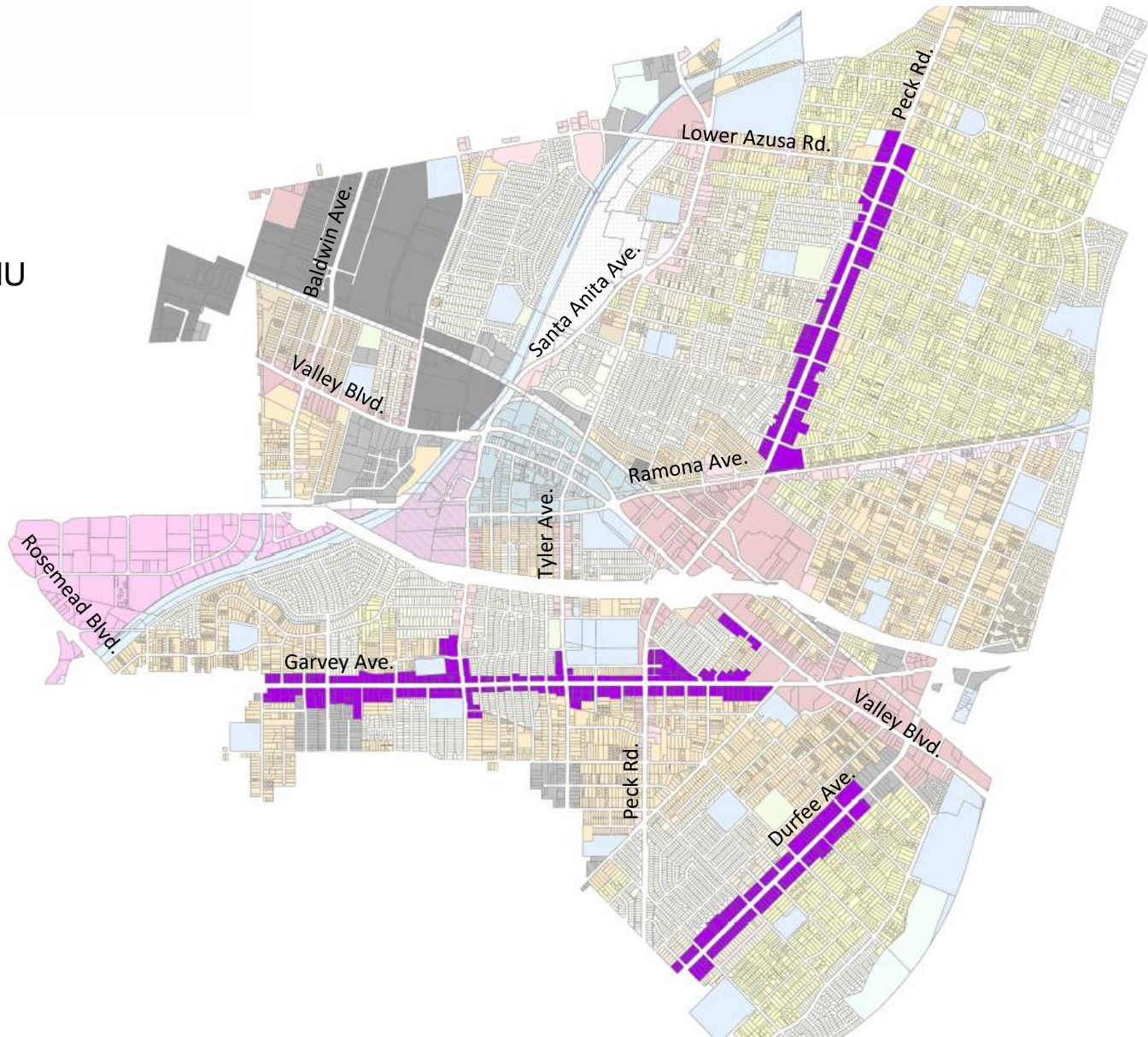






# MIXED/MULTIUSE ZONE

 M/MU





# MIXED/MULTIUSE ZONE

## CHAPTER 17.30: MIXED/MULTIUSE ZONE –

- Several development standards have been updated to –

Development Standard		Project
Nonresidential portion of project	Minimum public open space:	>3,500 sf of space = 10% of building footprint
	Maximum FAR:	1.0
Projects with residential*	Minimum lot area:	20,000 sf
	Minimum street frontage	100 ft
	Minimum depth	100 ft.
Minimum density	Residential only	25 units/acre
	Mixed-use w/ residential	15 units/acre if FAR = >0.30 20 units/acre if FAR = 0.10 to 0.30

\* Shall only apply to properties with frontage on a major or secondary arterial.



# MIXED/MULTIUSE ZONE

## MAXIMUM DENSITY AND MINIMUM OPEN SPACE–

Property SF	Maximum Residential Density
<25,000 sf	27.2 units/acre
25,001 to 30,000 sf	29.0 units/acre
30,001 to 35,000 sf	31.1 units/acre
35,001 to 40,000 sf	33.5 units/acre
>40,000 sf	35.0 units/acre

Minimum Open Space	Residential Only	Vertical Mixed-use
Overall	250 sf	200 sf
Private per unit	60 sf	40 sf
Common	100 sf	80 sf



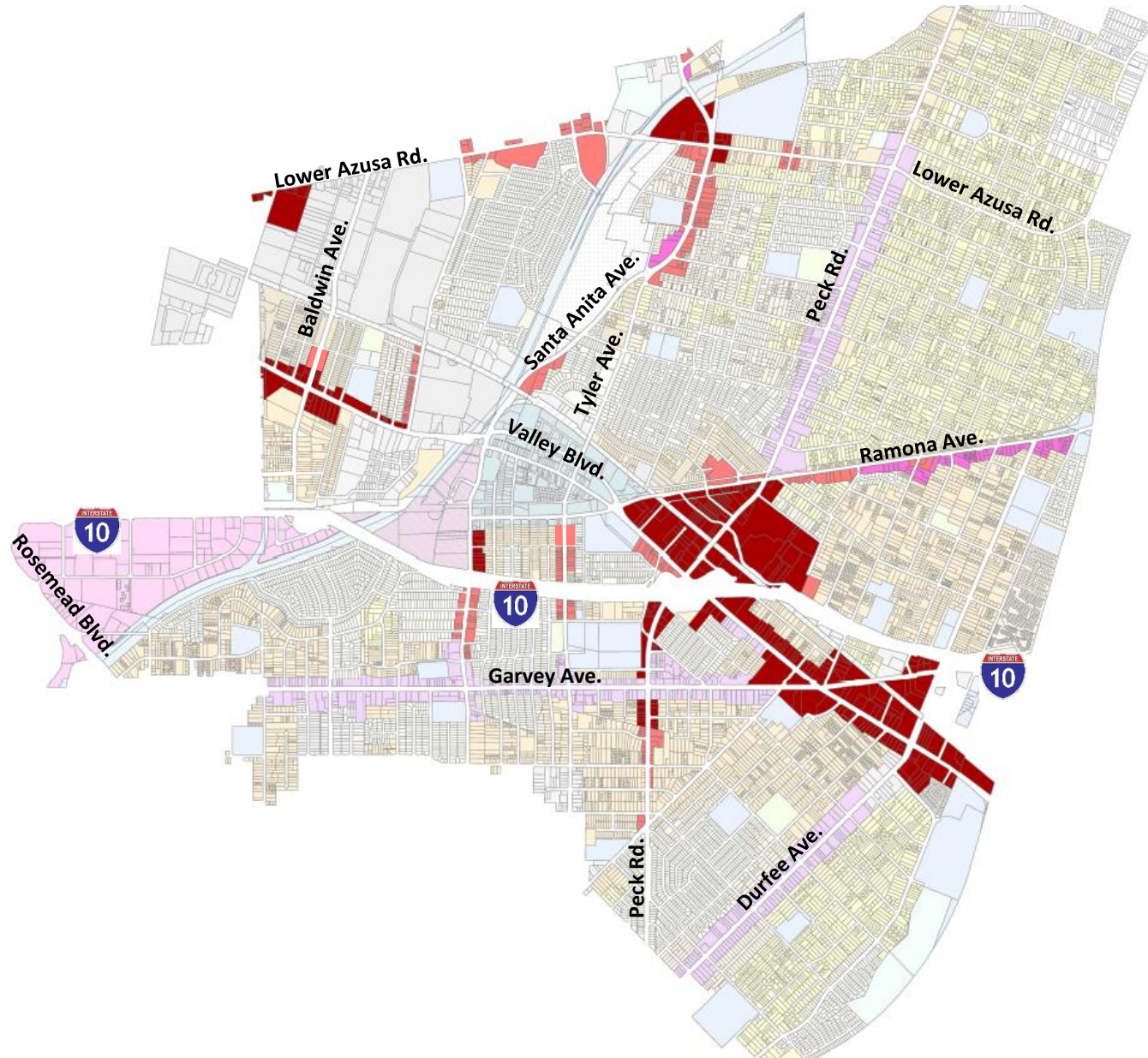
# DIVISION 4: COMMERCIAL ZONES







# COMMERCIAL ZONES





# COMMERCIAL ZONES

## CHAPTER 17.40: COMMERCIAL ZONES –

- Zoning districts include Office Commercial (C-1), Neighborhood Commercial (C-2) and General Commercial (C-3).
- **Some development standards have been updated to –**

Multi-family Projects	C-1 & C-2	C-3 & ¼-mile from MTI
Front yard setback	10 ft	10 ft
Minimum lot size*	20,000 sf	20,000 sf
Minimum density	20 units/acre	20 units/acre; 15 units/acre for horizontal mixed-use
Maximum density	25 units/acre	25 units/acre
Maximum FAR bonus	C-1: 0.20; C-2: 0.25	0.25
Other standards	R-4 zone	R-4 zone

\* Shall only apply to properties with frontage on a major arterial.



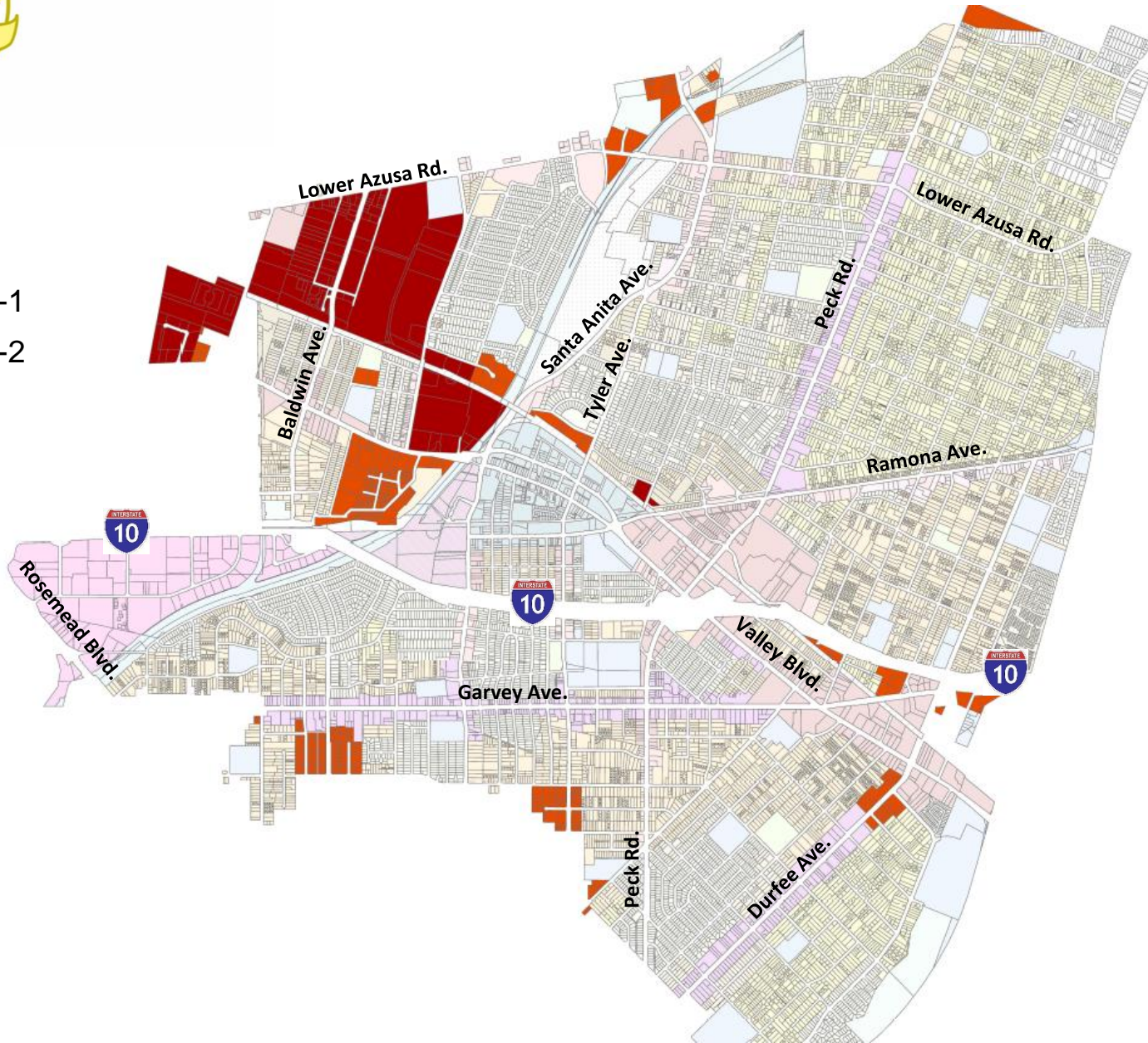
# DIVISION 4: MANUFACTURING ZONES





# MANUFACTURING ZONES

- M-1
- M-2







# MANUFACTURING ZONES

## **CHAPTER 17.42: MANUFACTURING ZONES –**

- Zoning districts include Light Manufacturing (M-1) and General Manufacturing (M-2).
- Includes new tables for permitted uses and development standards.

## **CHAPTER 17.44: PUBLIC AND QUASI-PUBLIC ZONES –**

- Zoning districts include Public Facilities (PF), Open Space (OS), Airport (AP), Railroad (RR), River Wash (RW), Transitway (TW) and Residential Mobilehome Park (RMP).
- Includes new tables for permitted uses.
- In most cases, development standards would be established through the public review process.

# DIVISION 5: PERFORMANCE STANDARDS



*Hazardous Materials Storage Standards*



*Air Quality Standards*



*Construction Standards*



# PERFORMANCE STANDARDS

## CHAPTER 17.50: PERFORMANCE STANDARDS –

- **Air Quality** – Prohibits the direct or indirect discharge of air contaminants that exceed any local, state or federal standard.
- **Construction Impacts** – Requires notification to adjacent properties when construction commences, preconstruction meetings, truck/traffic management plan and staging area. Limits construction hours.
- **Hazardous Materials** – Requires a Conditional Use Permit (CUP) for any use that includes the storage of hazardous materials.
- **Noise** – Provides permissible noise levels within certain zones.
- **Property Maintenance** – Requires Covenants, Conditions and Restrictions (CC&Rs) or Maintenance Agreements to ensure ongoing property maintenance.



# DIVISION 6: GENERAL DEVELOPMENT STANDARDS



*Lighting*



*Fences & Walls*



*Yard Encroachments*





# GENERAL DEVELOPMENT STANDARDS

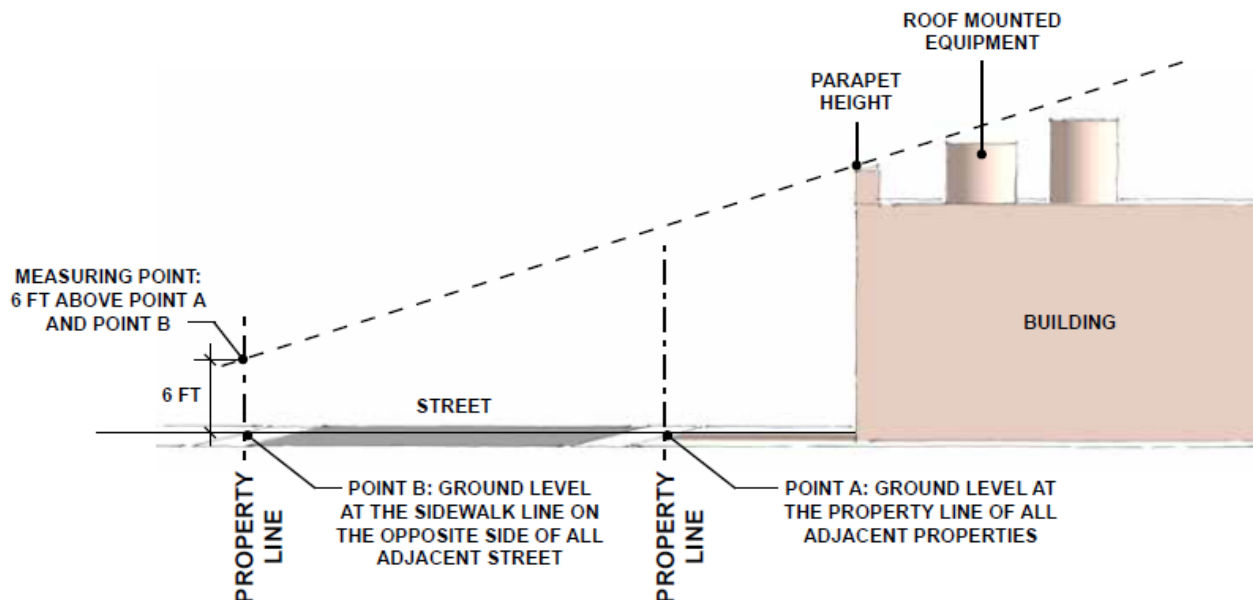
## CHAPTER 17.60: GENERAL DEVELOPMENT STANDARDS –

- **Flag Lots** – Provides clarity on existing flag lots, including determining yards, calculating FAR and calculating lot coverage.
- **Height Exceptions and Restrictions** – Provides standards for nonresidential areas. The strictest standards are in the C-1 and M/MU zones and the least restrictive are in the M-1 and M-2 zones.
- **Private Streets and Driveways** – Establishes minimum setbacks and the designation of property lines for private streets and shared driveways (with access easements or common ownerships).
- **Screening** – Outlines screening requirements for roof mounted and ground mounted equipment.
- **Walls and Fences** – Outlines maximum heights and permitted materials for walls and fences for all zones.



# GENERAL DEVELOPMENT STANDARDS

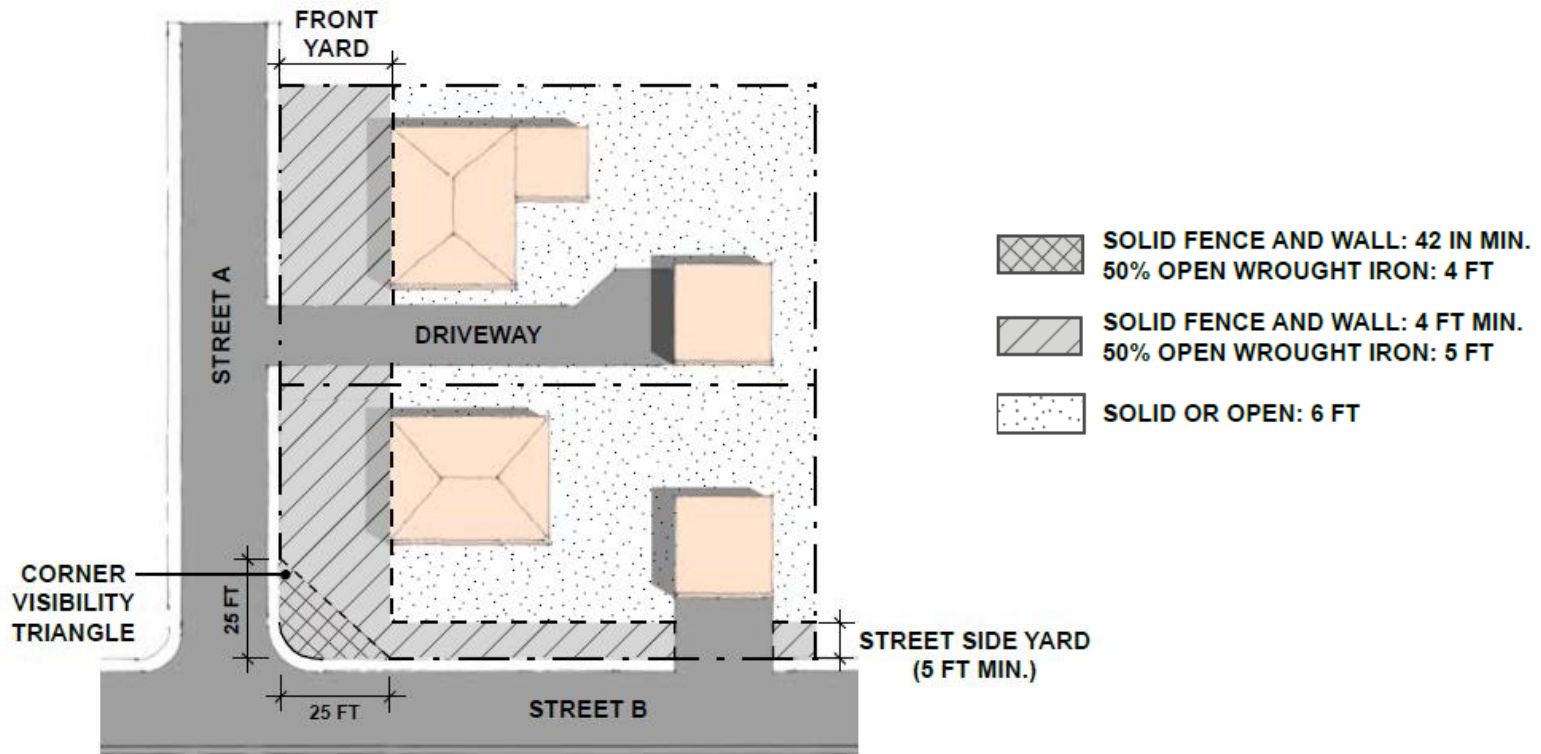
## SCREENING FOR ROOF MOUNTED EQUIPMENT –





# GENERAL DEVELOPMENT STANDARDS

## FENCE AND WALL STANDARDS FOR RESIDENTIAL ZONES –



# DIVISION 7: PARKING REGULATIONS







# PARKING REGULATIONS

## CHAPTER 17.70: PARKING REGULATIONS –

- One-family dwelling parking standards remain unchanged.
- Fully updates multiple-family parking, based on density (prior to any density bonus).
- Provides reduced parking for senior housing and affordable housing.
- Outlines parking requirements for electric vehicle charging spaces and bicycle parking. In both cases, requirements are slightly stricter compared to State requirements.
- Includes standards for parking structures, including maximum slopes for ramps.
- Includes standards for circular driveways and paving materials.



# PARKING REGULATIONS

Residential Parking Requirements				
Unit Size or # of bedrooms*	TYPE 1 ≤25 du/ac	TYPE 2 ≤25 du/ac & MTI	TYPE 3 ≤35 du/ac	TYPE 4 >35 du/ac
Studio	1¾	1½	1¼	1
1 bedroom	2	1¾	1½	1
2 bedrooms	2½	2	2	1½
2,000 sf or 3 bdr	2¾	2¼	2	2
≥2,500 sf or ≥4 bdr	3¼	2¾	2¼	2
Guest spaces for 3+ units	1 per 4	1 per 6	1 per 6	1 per 8
Min. guest spaces	2	2	2	2

\* *Whichever is stricter.*



# PARKING REGULATIONS

Nonresidential Parking Requirements		
Use	Floor Area	Number of Spaces
Retail sales and office uses	First 20,000 sf	1 per 250 sf = 80 spaces
	20,000 to 50,000 sf	1 per 400 sf = 75 spaces
	Greater than 50,000 sf	1 per 500 sf
Manufacturing, warehousing, logistics & distribution	First 10,000 sf	1 per 500 sf = 20 spaces
	10,001 to 25,000 sf	1 per 750 sf = 20 spaces
	25,001 to 50,000 sf	1 per 1,250 sf = 20 spaces
	Greater than 50,000 sf	1 per 2,500 sf
	Office uses	Up to 25% of building
Calculations and multiple buildings	Parking calculations are cumulative (e.g. for a 70,000 sf retail building = 80 + 75 + 40 = 195 spaces)	



# PARKING REGULATIONS

Loading Requirements		
Land Use	Floor Area	Number of Loading Spaces
Bar, liquor store, convenience store, food/beverage establishment, industrial, grocery	<5,000 sf	1 small
	5,000 sf to 20,000 sf	1 small & 1 full
	> 20,000 sf	1 small & 1 full; plus 1 full per 20,000 sf; up to 5 full
Office uses	< 5,000 sf	None
	5,000 sf to 10,000 sf	1 small
	10,0001 to 30,000 sf	2 small or 1 full
	> 30,000 sf	2 small or 1 full; plus 1 full
All other nonresidential	<5,000 sf	None
	5,000 sf to 20,000 sf	1 full
	> 20,000 sf	1 full per 20,000 sf, up to 3





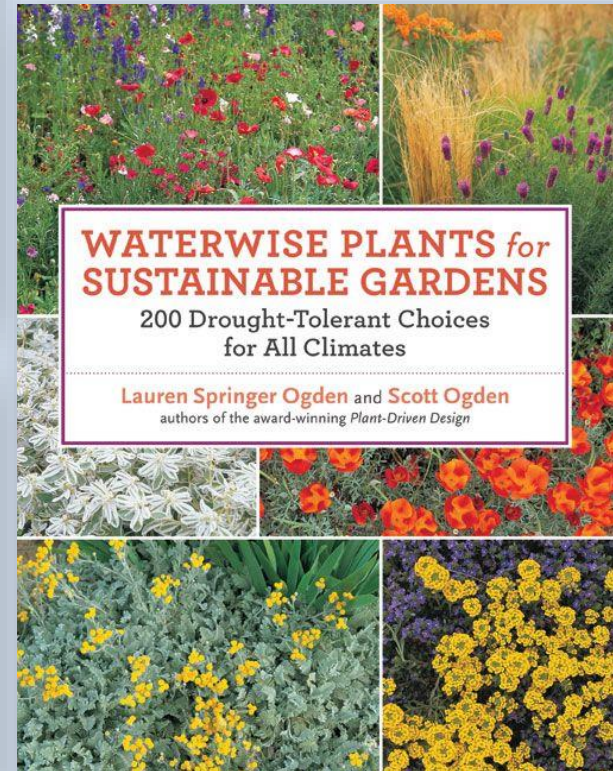
# PARKING REGULATIONS

## CHAPTER 17.70: PARKING REGULATIONS –

### Parking Reductions and Adjustments –

- Downtown parking reductions (remains unchanged).
- Downtown Parking Credits (greater detail on the amount of reductions and process provided).
- Car sharing (new).
- Shared parking (greater detail on the process provided).
- Attendant parking (new).
- Ability to convert a limited number of parking spaces to bicycle parking, disabled parking, landscaping and refuse storage (expanded).
- Tandem parking limitations (new).

# DIVISION 7: LANDSCAPING





# LANDSCAPE REGULATIONS

## CHAPTER 17.72: LANDSCAPING REGULATIONS –

### All Residential Requirements –

- Reduce maximum residential front yard paving from 50% to 40%.
- Add the ability to include permeable paving and turf grids for low traffic or infrequent use areas for multi-family projects.
- Plant one (1) tree for every 35 linear feet of front yard frontage (not counting driveways).

### Multiple-Family Requirements –

- Private Open Space – Plant one (1) tree for every 400 sf.
- Common Open Space – Plant one (1) tree shall for every 500 sf. Minimum 50% of area shall be landscaped.
- Permit reductions for open space areas located on a roof.



# LANDSCAPE REGULATIONS

## CHAPTER 17.72: LANDSCAPING REGULATIONS –

### Nonresidential Requirements –

- Plant one (1) tree for every 25 linear feet of front yard frontage (not counting driveways).
- Increase parking lot trees from one (1) per ten (10) spaces to one (1) per six (6) spaces.
- Parking lot landscaping:
  - $\leq 50$  parking spaces: Minimum 5 percent.
  - $> 50$  parking spaces: Minimum 8 percent.
  - Required street setbacks and perimeter parking shall not be included in meeting this requirement.





# LANDSCAPE REGULATIONS

## CHAPTER 17.72: LANDSCAPING REGULATIONS –

### Nonresidential Reductions –

- Number of trees and/or minimum size may be reduced for the following:
  - Street setbacks for buildings that are constructed ten (10) feet or less to the property line.
  - Street setbacks for vehicle dealerships (through the CUP process).
  - Parking lots that have vehicle canopies equipped with solar panels.
  - Podium parking or parking structures.
  - Perimeter landscaping for properties that less than 100 feet wide or 100 feet deep (unless adjacent property is R zoned).

# DIVISION 8: SIGNAGE REGULATIONS





# SIGNAGE REGULATIONS

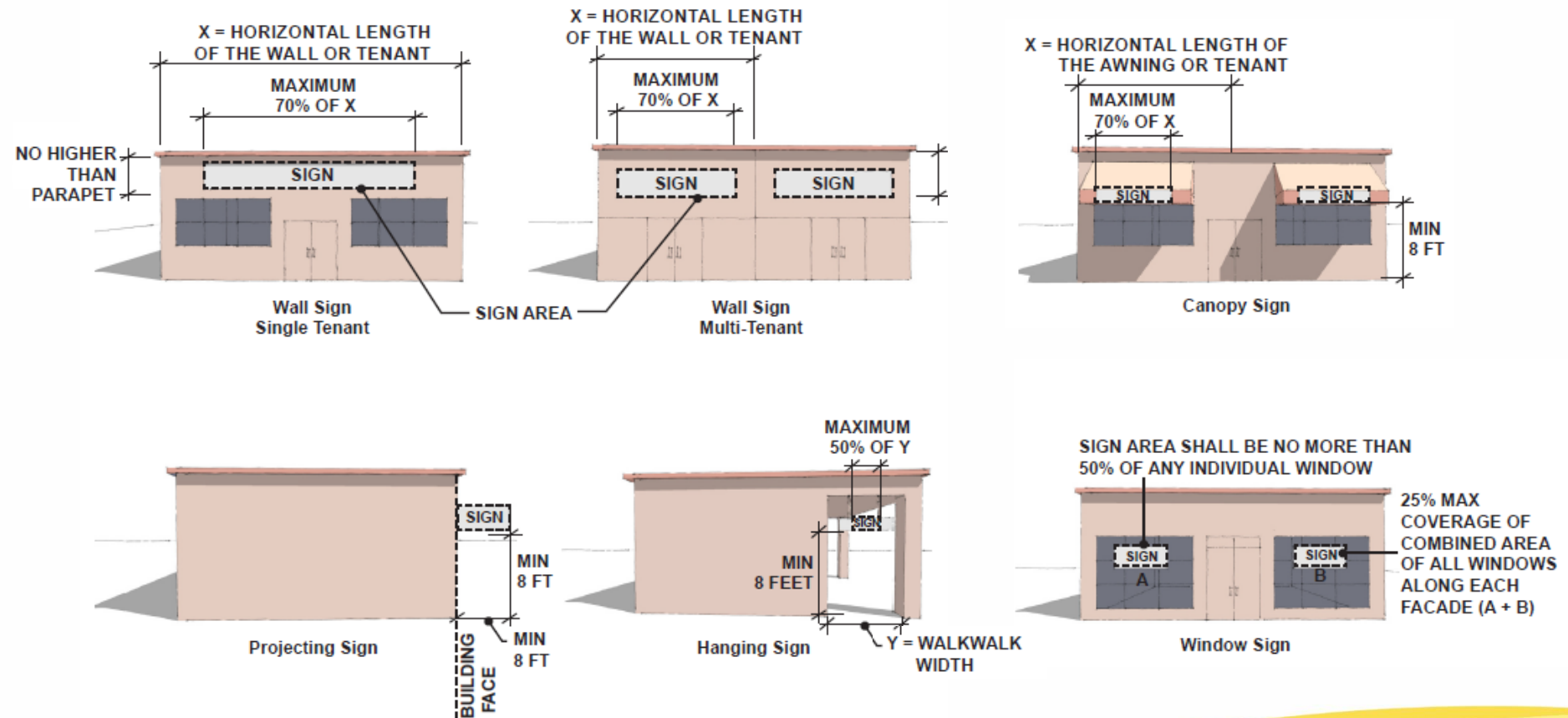
## CHAPTER 17.80: SIGNAGE REGULATIONS –

- **Exempt Signs** – Includes address signs and name plates, barber poles, interior graphics or signs, garage or yard sale signs, government signs and real estate signs.
- **Prohibited Signs** – Includes animated signs, can/box signs, most portable signs, pole signs, roof signs, certain sign illumination, certain sign materials and windblown devises/balloon signs.
- **Types of Permits** – Includes sign permits, building permits, encroachment permits and temporary sign permits.
- **Master Sign Program** – Required for projects with three (3) or more tenants. Also required for certain uses (e.g. drive-thru business, hotels/motels, schools, vehicle service stations, etc.).



# SIGNAGE REGULATIONS

## DIFFERENT TYPES OF SIGNS –

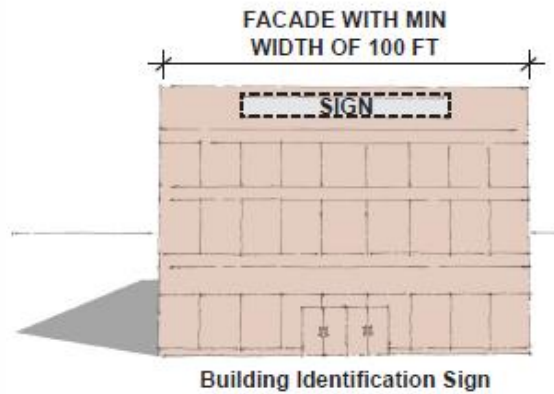




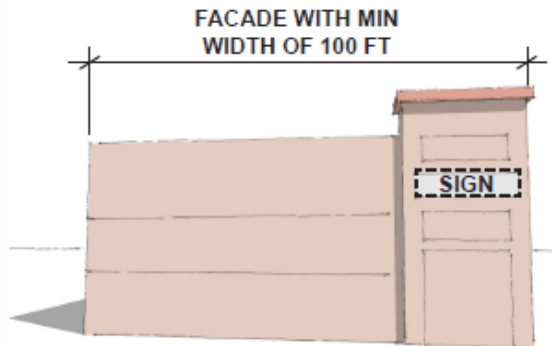


# SIGNAGE REGULATIONS

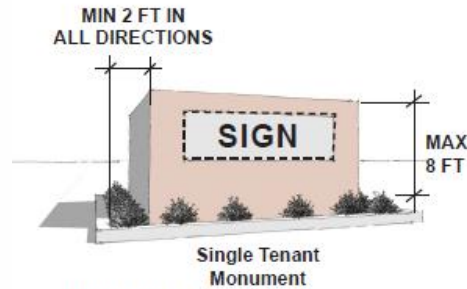
## DIFFERENT TYPES OF SIGNS –



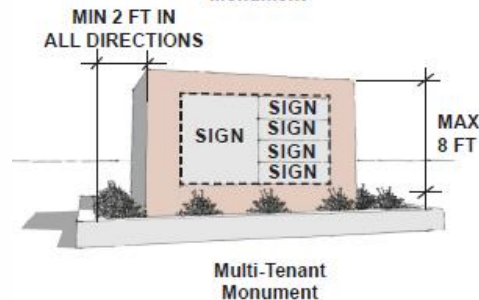
Building Identification Sign



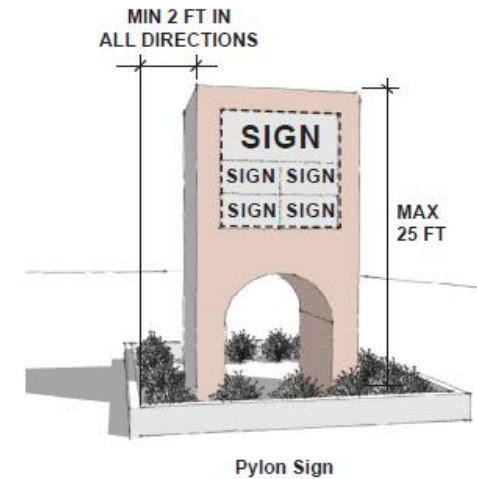
Major Tenant Sign



Single Tenant Monument



Multi-Tenant Monument



Pylon Sign



# SIGNAGE REGULATIONS

Maximum Area of All Building Signs			
Façade	Façade Definition	<50 Feet Façade	≥50 Feet Façade
Primary	Elevation that faces a street, on-site driveway or on-site parking area.	2.0 sf for each ft of building/tenant frontage	1.5 sf for each ft of building/tenant frontage, or 100 sf*
Secondary		1.5 sf for each ft of building/tenant frontage	1.0 sf for each ft of building/tenant frontage, or 75 sf*
Third	Another elevation that faces a street or alleyway.	1.0 sf for each ft of building/tenant frontage	0.5 sf for each ft of building/tenant frontage, or 50 sf*

\* *Whichever is greater.*



# SIGNAGE REGULATIONS

Maximum Number and Area of Freestanding Signs		
	Monument	Pylon
Definition	Maximum 8 ft high	Maximum 25 ft high (higher with Design Review)
Minimum Frontage –		
≤150 ft	1 monument	None
151 to 300 ft	1 monument or 1 pylon	
301 to 450 ft	1 monument	1 pylon or 1 additional monument
>450 ft	1 monument	2 pylon signs, or 1 pylon and 1 monument, or 2 more monument signs
Maximum Area for all Signs	$\frac{3}{4}$ -sf per 1 ft of street frontage	

# DIVISION 11: REGULATIONS FOR SPECIFIC USES







# REGULATIONS FOR SPECIFIC USES

## CHAPTER 17.110: STANDARDS FOR SPECIFIC RESIDENTIAL USES –

- Accessory buildings (reviewed).
- Accessory Dwelling Units (ADUs) and Junior ADUs (reviewed).
- Home Occupation Businesses (new).
- Live/Work Units (updated).
- Mixed-use Projects – Vertical or Horizontal (updated).
- Single Room Occupancy (SRO) Facilities (updated).
- Transitional Uses (updated).
- Urban Dwellings (reviewed).
- Urban Lot Splits (reviewed).
- Urban Housing Developments (new).



# REGULATIONS FOR SPECIFIC USES

## CHAPTER 17.112: STANDARDS FOR SPECIFIC NONRESIDENTIAL USES –

- Adult Entertainment Establishments (reviewed).
- Alcohol Sales Uses (new).
- Alternative Financial Established (reviewed).
- Automated Teller Machines (new).
- Collection Containers (updated).
- Drive-thru Businesses (new).
- Emergency Shelters (updated).
- Hotels or Motels (new).
- Low Barrier Navigation Centers (new).
- Multiple-tenant Commercial Centers (updated).

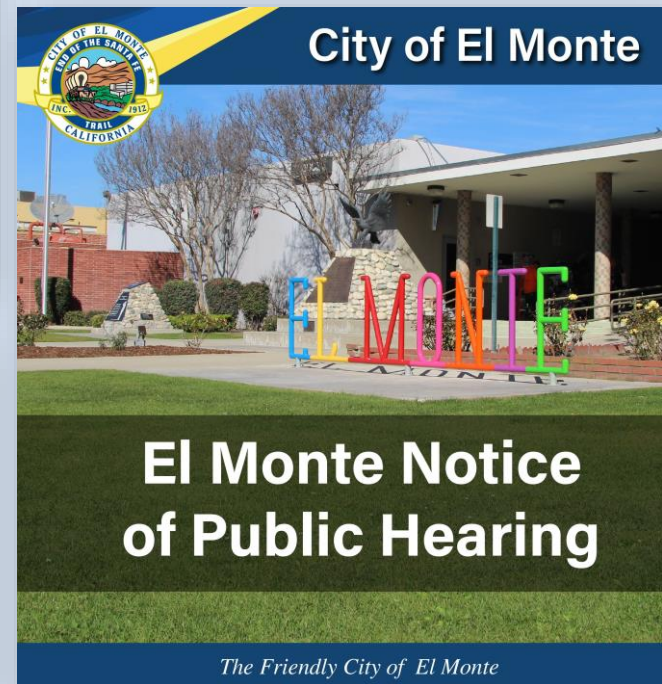


# REGULATIONS FOR SPECIFIC USES

## CHAPTER 17.112: STANDARDS FOR SPECIFIC NONRESIDENTIAL USES (continued) –

- Outdoor Seating/Dining Areas (new).
- Pawnbrokers or Pawnshops (reviewed).
- Personal Service Uses (updated).
- Recycling Facilities (updated).
- Secondhand Vendors (reviewed).
- Significant Tobacco Retailers (new).
- Vehicle Sales and Leases (new).
- Vehicle Repair Facilities (new).
- Vehicle Service Stations (updated).
- Vehicle Washing Facilities (new).

# DIVISION 12: APPLICATIONS







# APPLICATIONS AND PERMITS

## LIST OF APPLICATIONS AND PERMITS –

- **Chapter 17.120: Zoning Clearances (ZCLs).**
- **Chapter 17.121: Initial Plan Reviews (IPRs) –**
  - Established in 2012, but new to the Zoning Code. Sections include applicability, possible waivers and time limits.
- **Chapter 17.122: Design Reviews (DRs) and Minor Design Reviews (MDRs) –**
  - MDRs – Upper story additions in the Rurban Equestrian Overlay.
  - MDRs – For smaller projects including 2-unit residential projects, building remodels and nonresidential buildings <5,000 sf.
  - DRs – For larger projects including 3+ residential projects, nonresidential buildings  $\leq 5,000$  sf and vehicle related uses.



# APPLICATIONS AND PERMITS

## LIST OF APPLICATIONS AND PERMITS –

- **Chapter 17.123: Conditional Use Permits (CUPs) and Minor Use Permits (MUPs) –**
  - CUP for uses that must be looked at on a case-by-case basis.
  - MUP for uses that still need review, but not as much as a CUP.
- **Chapter 17.125: Variances (Vs) and Minor Variances (MVs) –**
  - MV replaces the Modification Permit (MOD). Typically for smaller deviations from the Zoning Code.
  - MV examples include deviations for vehicle parking or loading (up to 25%), signs (except prohibited signs), yard setbacks, building separation, fences/walls and height (up to 5 feet or 10%).
  - V are typically for larger deviations from the Zoning Code.



# APPLICATIONS AND PERMITS

## LIST OF APPLICATIONS AND PERMITS –

- **Chapter 17.127: Planned Residential Developments (PRDs) –**
  - For larger multiple-family projects; Processed like a CUP.
  - List of zoning adjustments includes reduced setbacks (not street setbacks), reduced upper floor setbacks, building separation, reduced open space dimensions and increased lot coverage.
- **Chapter 17.128: General Plan Amendments (GPAs) and Zoning Amendments (CAs and ZCs) –**
  - General Plan Conformity – To vacate a street or alleyway.
  - General Plan Amendment – Includes updates to the Land Use Map, as well as updates to any text, graphic or map.
  - Zone Amendment – Includes Code Amendments to the Zoning Code and Zone Changes to the Zoning Map.

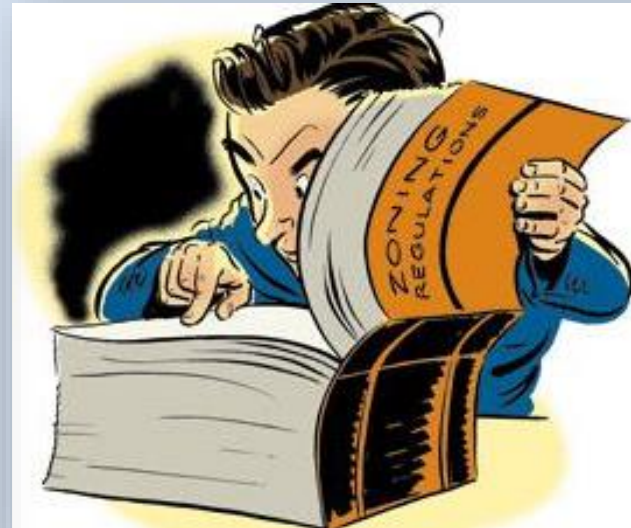


# APPLICATIONS AND PERMITS

Action	Noticing	Mailing	Decision	Appeal
Minor Design Review (Rurban)	Paper, mailing & posting	300 feet	Director	Planning Commission
Minor Design Review (other items)	None	None	Director	Planning Commission
Minor Use Permit and Minor Variance	Paper, mailing & posting	300 feet	Zoning Review Committee	Planning Commission
Design Reviews, Conditional Use Permits, Variances and Planned Residential Developments	Paper, mailing & posting	500 feet	Planning Commission	City Council
General Plan Amendment, Code Amendments, Zone Changes & Specific Plans	Paper, mailing & posting*	500 feet	Recommend: Planning Commission	Decision: City Council

\* Mailings and postings only required when the entitlement includes specific properties.



[illegible]



# DEFINITIONS

## CHAPTER 17.150: USE DEFINITIONS –

- **Every use listed in the Zoning Code is defined. Key definitions include the following –**

Use		Definition
Recreation facility	Private	Privately owned and generally require some form of membership. Examples include tennis clubs or swimming clubs.
	Public	Includes public parks, playgrounds, sports courts and athletic fields. May also include indoor facilities such as an aquatic facility.
Commercial recreation	Indoors	Includes billiard parlors, bowling alleys, health clubs, skating rinks, laser tags.
	Outdoors	Includes amusement parks, miniature golf and equestrian establishments.



# DEFINITIONS

Use		Definition
Alcohol sales establishment	Bar or tavern	Business that sells alcohol that does not meet the definition of a restaurant. It may serve food and have ancillary entertainment.
	Liquor store	Business where 30% or more of the sales area is devoted to selling alcohol.
	Restaurant	Minimum 20% is devoted to kitchen and storage, minimum 50% is dining area and maximum 30% for incidental uses such as alcohol sales.
	Retail store	Business where less than 30% of the sales area is devoted to selling alcohol.
	Nightclub	Bar or similar establishment that doesn't meet the definition of restaurant with the performance area exceeds 75 sf and/or customer dancing is permitted.



# DEFINITIONS

Use		Definition
Significant tobacco retailer		Where 25% or more of the sales area is devoted to the sale of tobacco products, including tobacco accessories.
Vehicle retail use	Parts and accessory	Vehicle supplies and parts. Shall be a vehicle service use if any installation or repair work is included.
	Sales and lease, limited	Sale of automobiles, motorcycles or trucks with no vehicles displayed outdoors.
	Sales and lease, general	Sale of automobiles, motorcycles or small trucks. May be new vehicles or a combination of new and used vehicles.
		Used vehicles only.
	Sales and lease, major	Sale of trailers, campers, utility trailers, tractors and similar.





# DEFINITIONS

Use		Definition
Personal service use	General	Provides recurrently services of a person natures. Examples include barber shops, hair salons, clothing rental shops, dry cleaning services, modeling agencies, nail salons and fitness and fitness training facilities (les than 3,500 sf).
	Restricted	Provides services of a personal natures which has the potential to adversely impact surrounding area. Examples include fortune telling, psychic services, laundromats, tanning salons and tattoo/body piercing.
	Massage	Has the potential to adversely impact the surrounding area at a higher level than general or restricted personal services uses. Provides massage services.



# DEFINITIONS

Use		Definition
Vehicle service use	Service stations	Minimum service – “Gas station” that may have ancillary uses such as a convenience store and self-service automobile wash. Does not include any service bays.
		Full service – “Gas station” that also include service bays.
	Repair, limited	Repair for automobiles, motorcycles and light-duty trucks.
	Repair, major	Same as minor repair, but may also include body and fender repair, spray booths, tire retreading and recapping.
	Rental, limited	Rental of automobiles.
	Rental, general	Rental includes larger vehicles such as cargo vans, cargo trailers and utility trucks.



# DEFINITIONS

Use		Definition
Manufacturing	Ancillary	Incidental to the main use and does not employ more than 8 people at any one time.
	Light	Involves the basic processing and/or manufacturing of materials or products into finished goods <b><u>primarily from previously prepared materials</u></b> . Examples include hard goods (e.g. appliances, housewares), soft goods (e.g. textiles) and fast-moving goods (e.g. foods, cosmetics, cleaning products).
	General	Involves the processing and/or manufacture <b><u>utilizing large quantities of raw materials</u></b> . Often includes heavy trucking activity, noise and emissions requiring environmental permits.

# GATEWAY SPECIFIC PLAN







# GATEWAY SPECIFIC PLAN

## LIMITED UPDATES TO THE SPECIFIC PLAN –

- Devote Chapter 17.131 of the Zoning Code to the Land Use Section of the Gateway Specific Plan.
- Maintain existing Guiding Principles and Subareas.
- Update list of permitted uses to be consistent with those listed in Chapter 17.150 (Use Definitions) of the Zoning Code.
- Update parking requirements to match that of Chapter 17.70 (Parking) and Chapter 17.72 (Landscaping) of the Zoning Code.

# DOWNTOWN SPECIFIC PLAN





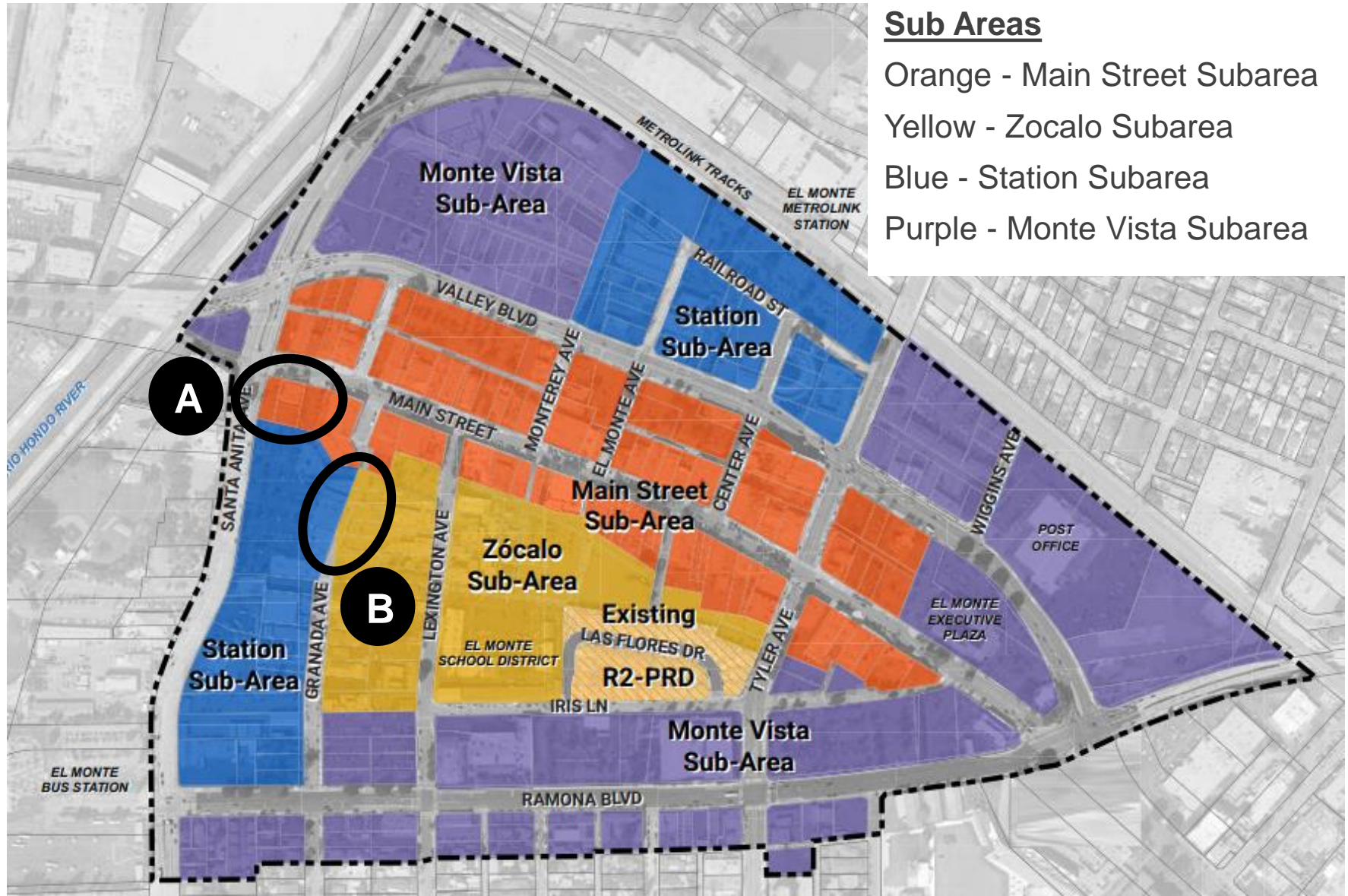
# DOWNTOWN SPECIFIC PLAN

## **RANGE OF UPDATES TO THE SPECIFIC PLAN –**

- Devote Chapter 17.134 of the Zoning Code to the Land Use Section of the Downtown Specific Plan.
- Maintain existing Guiding Principles.
- Revise boundaries of the Subareas.
- Update list of permitted uses to be consistent with those listed in Chapter 17.150 (Use Definitions) of the Zoning Code.
- Update open space requirements for residential projects.
- Update minimum street setback requirements.
- Update parking requirements to match that of Chapter 17.70 (Parking) and Chapter 17.72 (Landscaping) of the Zoning Code.
- Add significant detail to the Development Opportunity Reserve (DOR) process.



# DOWNTOWN SPECIFIC PLAN



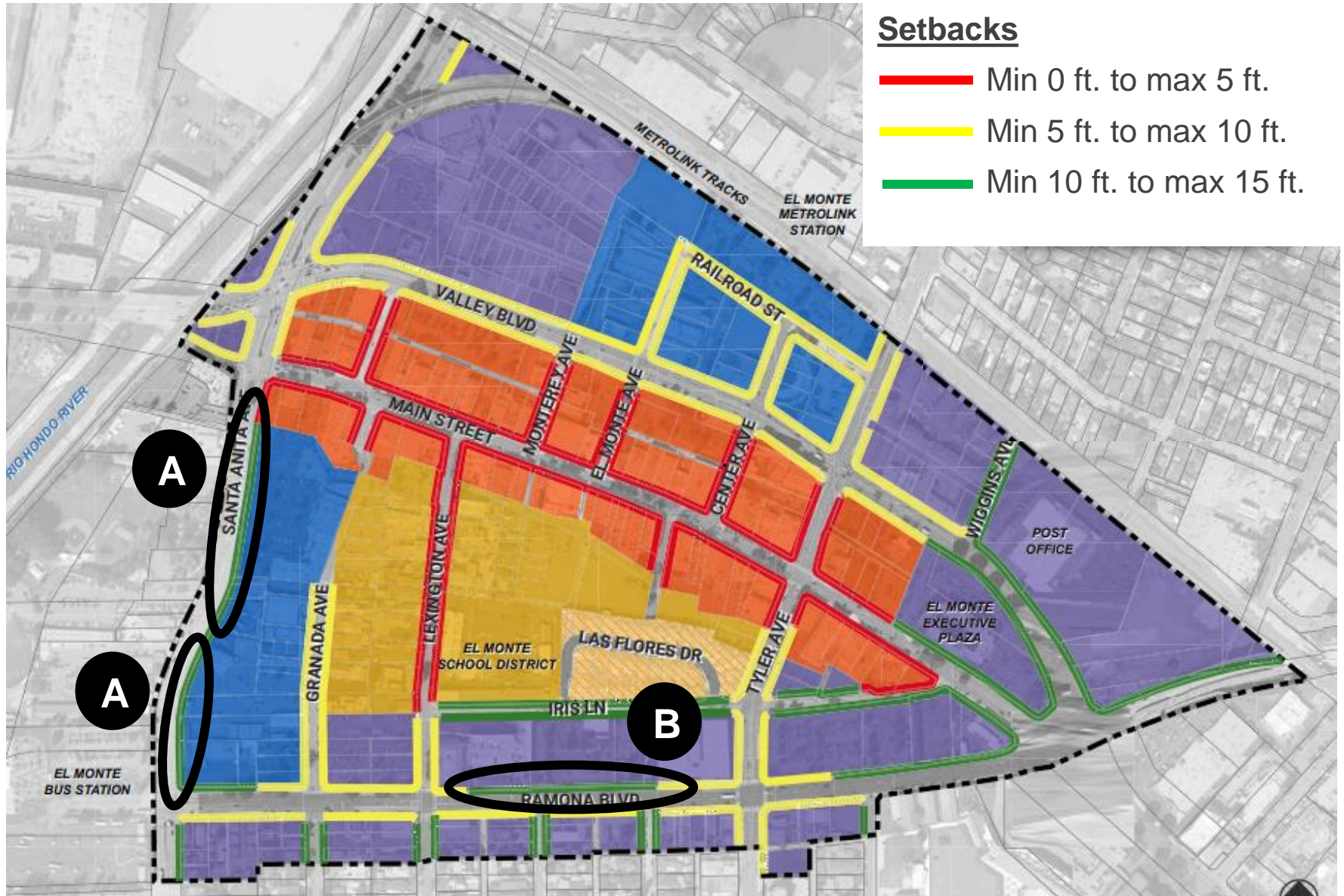


# DOWNTOWN SPECIFIC PLAN





# DOWNTOWN SPECIFIC PLAN



# HOUSING ELEMENT IMPLEMENTATION







# HOUSING ELEMENT

## HOUSING ELEMENT IMPLEMENTATION ITEMS –

- Allows most multiple-family residential projects to be approved by-right (i.e. no Conditional Use Permits).
- Creates a Planned Residential Development (PRD) Chapter to allow the flexible use of zoning standards for larger projects.
- Incorporates minimum densities for residential-only projects and mixed-use projects with housing located in commercial zoning districts.
- Reduces parking and open space requirements for residential projects that are constructed at higher densities.
- Includes a floor area ratio (FAR) bonus for multiple-family residential projects that incorporate items such as affordable housing, environmental benefits, open space amenities and quality design.





# HOUSING ELEMENT

## HOUSING ELEMENT IMPLEMENTATION ITEMS (Continued) –

- Incorporates tables, graphics and illustrations to make the document easier to navigate for the public.
- Recommends that mixed-use projects in the M/MU zoning district have a minimum 50 percent of the floor area be residential.
- Allows projects by-right when 20 percent or more of the units are reserved for lower or very low-income households.
- Expands on the definition of “Group Homes” – adds language allowing housing for seven (7) or more disabled individuals as a permitted use without requiring public hearings in all residential zones.



# HOUSING ELEMENT

## HOUSING ELEMENT IMPLEMENTATION ITEMS (Continued) –

- Updates the Density Bonus Chapter to ensure full compliance with state Law.
- Updates the Accessory Dwelling Unit (ADU) Section to ensure full compliance with state law.
- Incorporates recent State laws including Assembly Bill (AB) 101 (Low Barrier Navigation Center), AB 139 (Emergency and Transitional Housing), AB 2162 (Supportive Housing) and AB 1783 (Employee and Group Housing).
- Requires units that are proposed to be demolished and considered affordable to lower or very low-income households be replaced, as required per AB 1397 (Replacement of Affordable Housing).

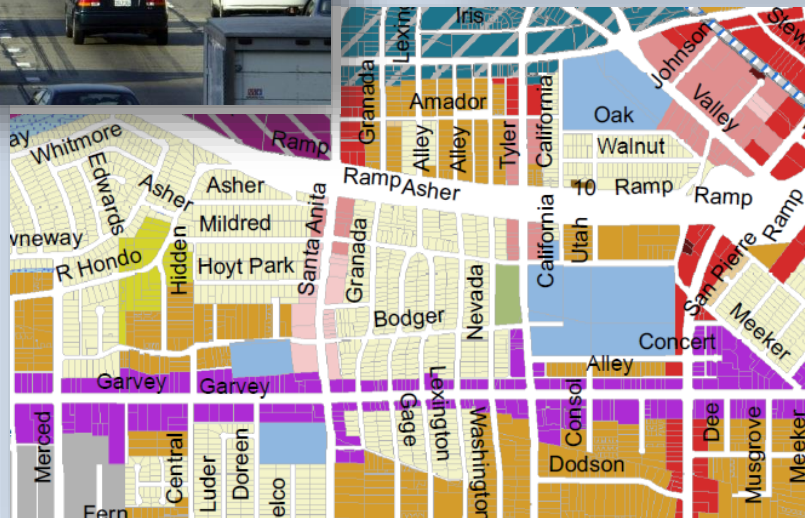
# ENVIRONMENTAL REVIEW



*Traffic*



*Air Quality*



*Land Use & Planning*



# ENVIRONMENTAL REVIEW

**LEVEL OF IMPACTS** – All categories were determined to have no impact or a less than significant impact. No mitigation measures were deemed necessary.

**NEGATIVE DECLARATION** – A negative declaration was written and circulated from March 28, 2022 through April 26, 2022. No comments were received.

## **KEY ENVIRONMENTAL CATEGORIES –**

- Aesthetics
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise
- Population and Housing
- Recreation
- Transportation
- Mandatory Findings of Significance





# ENVIRONMENTAL REVIEW

## CODE UPDATES THAT ASSIST IN REDUCING IMPACTS –

- No increases in density.
- No increases in permitted heights.
- Expands Section on variable height, where building heights area reduced as the building gets closer to residential zones.
- Establishes additional setbacks for commercial and industrial projects adjacent to residential zoning districts.
- Creates clear definitions for all permitted uses.
- Removes uses from zoning districts that are seen as having the potential to impact adjacent properties.
- Establishes stricter electric vehicle charging station requirements and bicycle parking standards.
- Establishment of Performance Standards.

# NEXT STEPS





# NEXT STEPS

## RETURN TO PLANNING COMMISSION –

- Return on May 24, 2022 with a Resolution and Draft Ordinance for the General Plan Map and/or Zoning Map changes.

## CITY COUNCIL ACTION –

- Adopt Ordinances and Resolution. Staff will then publish the materials, create application forms and draft handouts.

## NEXT ITEMS –

- Present the City Council with an updated fee schedule.
- Present the City Council with updates to Title 16 (Subdivisions).
- Move forward with an Inclusionary Housing Ordinance, Housing on Religious Properties Ordinance, Flair Park Plan, Garvey/ 5-Points Plan and Climate Action Plan.



# PLANNING COMMISSION MEETING

**ZONING CODE &  
OTHER UPDATES  
MAY 10, 2022**

**FINAL  
RECOMMENDATIONS  
TO CITY COUNCIL**

